

EXHIBIT 3

Paul Piperato, County Clerk
1 South Main St., Ste. 100
New City, NY 10956
(845) 638-5070

Rockland County Clerk Recording Cover Sheet

Received From :
YESHIVA CHOFETZ CHAIM
82 HIGHVIEW RD
SUFFERN, NY 10901

Return To :
MICHAEL G GARTLAND ESQ SW
35 MARKET ST
POUGHKEEPSIE, NY 12601

Method Returned : MAIL

First GRANTOR

SMITH, MARGARET R -REFEREE

First GRANTEE

TD BANK NA

Index Type : Land Records

Instr Number : 2014-00003867

Book : Page :

Type of Instrument :

Type of Transaction : Deed Other

Recording Fee: \$316.00

Recording Pages : 5

The Property affected by this instrument is situated in Ramapo, in the
County of Rockland, New York

Real Estate Transfer Tax

RETT # : 2853

Deed Amount : \$2,670,000.00

RETT Amount : \$10,680.00

Total Fees : \$10,996.00

State of New York

County of Rockland

I hereby certify that the within and foregoing was
recorded in the Clerk's office for Rockland County,
New York

On (Recorded Date) : 02/10/2014

At (Recorded Time) : 12:40:00 PM



Doc ID - 032198580005

Paul Piperato
Paul Piperato, County Clerk



This sheet constitutes the Clerks endorsement required by Section 319 of Real Property Law of the State of New York

Entered By: COUNTER1 Printed On : 02/11/2014 At : 10:34:54AM

REFEREE'S DEED

This deed, made the 20th day of August, 2013, between **MARGARET REGAN SMITH**, referee, 107 North Main Street, New City, New York duly appointed in the action hereinafter mentioned, grantor, and **TD BANK, N.A.**, a national banking association, with offices at One Portland Square, Portland, Maine 04101, grantee.

Witness, that the grantor, the referee appointed in an action between TD Bank, N.A., plaintiff, and Yeshiva Chofetz Chaim; Yeshiva Chofetz Chaim Inc.; Yeshiva Chofetz Chaim Radin; People of the State of New York; Panco Petroleum Products; Chaitan, Stewart Ascape Landscape & Construction Corp.; Renee Gross; B & Z Development Inc. and "John" Brook, defendant, foreclosing a mortgage recorded on June 14, 2005, in the office of the Clerk of the County of Rockland, in Instrument # 2005-32128, in pursuance of a judgment entered at an IAS Part of the Supreme Court, on April 29, 2011, and in consideration of One Million Six Hundred Four Thousand Five Hundred Ten and no/100 Dollars (\$1,604,510.00) paid by the grantee, being the highest sum bid at the sale under the above-referenced judgment, does hereby grant and convey unto the grantee, all of that certain real property located in the Village of Suffern, Town of Ramapo, County of Rockland, State of New York, and more particularly described on **SCHEDULE A** annexed hereto.

The premises are not in an agricultural district and the parcel is entirely owned by the transferor by virtue of a power of sale contained in the Judgment referred to above.


To have and to hold the premises herein granted unto the grantee, its successors and assigns forever.

In witness whereof, the grantor has hereunto set her hand and seal the day and year first above written.


MARGARET REGAN SMITH, Referee

State of New York)
) ss.:
County of Rockland)

On the 20th day of August, 2013 before me, the undersigned, personally appeared MARGARET REGAN SMITH, personally known to me or proved to me on the basis of satisfactory evidence to be the individual whose name is subscribed to the within instrument and acknowledged to me that she executed the same in her capacity, and that by her signature on the instrument, the individual or the person upon behalf of which the individual acted, executed the instrument.


Notary Public

RECORD & RETURN TO:

MICHAEL G. GARTLAND, ESQ.
35 MARKET STREET
POUGHKEEPSIE, NEW YORK 12601

BARBARA L. GIONTA
Notary Public, State of New York
No. 02GI6044763
Qualified in Rockland County
Commission Expires Nov. 16, 2013

3-R

Schedule A

Tax Lot 49.17-2-47

ALL that certain plot, piece or parcel of land, with the buildings and improvements thereon erected, situate, lying and being in the Village of Suffern, Town of Ramapo, County of Rockland, State of New York, known and designated as Lot 47 and 47.1 Block No. 2, which said lot is more particularly bounded and described as follows:

BEGINNING at a point locate on the northerly boundary of Highview Road, said point being located 30 feet from the centerline of the original right of way of Highview Road and further described as being located 102.01 feet from the westerly terminus of the westerly return curve formed by the intersection of the northerly right of way of Highview Road and the westerly boundary of Wendover Lane;

thence the following courses and distances:

Parallel to Highview Road North 74 degrees 40 minutes 00 seconds West 199.33 feet;

On a curve to the left on a reverse tangent to the previous course a radius of 25 feet, an arc length of 37.51 feet, subtended by a central angle of 85 degrees 58 minutes 00 seconds;

North 19 degrees 22 minutes 00 seconds East 336.53 feet;

North 74 degrees 27 minutes 03 seconds west 300.81 feet to a point located along a stone wall;

Along a stone wall North 2 degrees 40 minutes 06 seconds East 831.09 feet to a point located 25 feet southerly from the centerline of the original right of way of Carlton Road;

On a curve to the left, concentric with Carlton Road a radius of 94.42 feet, an arc length of 27.61 feet, subtended by a central angle of 16 degrees 45 minutes 11 seconds and having a chord bearing North 34 degrees 12 minutes 12 seconds East;

Along a stone wall South 72 degrees 15 minutes 00 seconds East 707.77 feet to an existing marble monument;

South 19 degrees 22 minutes 00 seconds West 1170.03 feet to the point of BEGINNING.

Schedule A

Tax Lot 49.17-2-42

BEGINNING at a point locate on the northerly boundary of Highview Road, said point being located 30 feet from the centerline of the original right of way of Highview Road and further described as being located 301.34 feet from the westerly terminus of the westerly return curve formed by the intersection of the northerly right of way of Highview Road and the westerly boundary of Wendover Lane;

thence the following courses and distances:

Parallel to Highview Road North 74 degrees 40 minutes 00 seconds West
171.28 feet;

Along a stone wall North 2 degrees 40 minutes 06 seconds East 369.05 feet;

South 74 degrees 27 minutes 03 seconds West 300.81 feet;

South 19 degrees 22 minutes 00 seconds East 336.53 feet;

On a curve to the right on a tangent to the previous course a radius of 25 feet, an arc length of 37.51 feet, subtended by a central angle of 85 degrees 58 minutes 00 seconds to the point of BEGINNING.

INSTRUCTIONS(RP-5217-PDF-INS): www.orps.state.ny.us

FOR COUNTY USE ONLY

C1. SWIS Code

3,9,2,6,8,9

C2. Date Deed Recorded

2/10/2014

C3. Book

12,0,1,4

C4. Page

3,8,6,7



New York State Department of
Taxation and Finance

Office of Real Property Tax Services

RP-5217-PDF

Real Property Transfer Report (RP/10)

PROPERTY INFORMATION

1. Property Location

82 and 24

Highview Road

* STREET NUMBER

* STREET NAME

Ramapo

Suffern

10901

* CITY OR TOWN

VILLAGE

* ZIP CODE

2. Buyer Name

TD Bank, N.A.

* LAST NAME/COMPANY

FIRST NAME

* LAST NAME/COMPANY

FIRST NAME

3. Tax Billing Address

Indicate where future Tax Bills are to be sent if other than buyer address (at bottom of form)

* LAST NAME/COMPANY

FIRST NAME

* STREET NUMBER AND NAME

* CITY OR TOWN

VILLAGE

* ZIP CODE

4. Indicate the number of Assessment Roll parcels transferred on the deed

2

of Parcels

OR

☐ Part of a Parcel

(Only if Part of a Parcel) Check as they apply:

4A. Planning Board with Subdivision Authority Exists ☐

4B. Subdivision Approval was Required for Transfer ☐

4C. Parcel Approved for Subdivision with Map Provided ☐

5. Deed Property Size

* FRONT FEET

X

OR

13.54

* ACRES

6. Seller Name

Smith (REFeree)

* LAST NAME/COMPANY

Margaret Regan

FIRST NAME

* LAST NAME/COMPANY

FIRST NAME

*7. Select the description which most accurately describes the use of the property at the time of sale:

1. Community Service

Check the boxes below as they apply:

8. Ownership Type is Condominium ☐

9. New Construction on a Vacant Land ☐

10A. Property Located within an Agricultural District ☐

10B. Buyer received a disclosure notice indicating that the property is in an Agricultural District ☐

SALE INFORMATION

11. Sale Contract Date

12/31/2013

*12. Date of Sale/Transfer

*13. Full Sale Price

2,670,000.00

(Full Sale Price is the total amount paid for the property including personal property. This payment may be in the form of cash, other property or goods, or the assumption of mortgages or other obligations.) Please round to the nearest whole dollar amount.

18. Check one or more of these conditions as applicable to transfer:

☐ A. Sale Between Relatives or Former Relatives

☐ B. Sale Between Related Companies or Partners in Business

☐ C. One of the Buyers is also a Seller

☒ D. Buyer or Seller is Government Agency or Lending Institution

☐ E. Deed Type not Warranty or Bargain and Sale (Specify Below)

☐ F. Sale of Fractional or Less than Fee Interest (Specify Below)

☐ G. Significant Change in Property Between Taxable Status and Sale Date

☐ H. Sale of Business is Included in Sale Price

☒ I. Other Unusual Factors Affecting Sale Price (Specify Below)

☐ J. None

*Comments on Condition:

*14. Indicate the value of personal property included in the sale

.00

referee deed - foreclosure

ASSESSMENT INFORMATION - Data should reflect the latest Final Assessment Roll and Tax Bill

*16. Year of Assessment Roll from which information taken(Y/Y) 11

*17. Total Assessed Value

476,600

*18. Property Class

612

*19. School District Name

Ramapo

*20. Tax Map Identifier(s)/Roll Identifier(s) (If more than four, attach sheet with additional identifier(s))

49.17-2-47

49.17-2-42

CERTIFICATION

I certify that all of the items of information entered on this form are true and correct (to the best of my knowledge and belief) and I understand that the making of any untrue statement of material fact herein subject me to the penalties of the penal law relative to the making and filing of false instruments.

SELLER SIGNATURE

Margaret Regan

SELLER SIGNATURE

DATE

BUYER SIGNATURE

Fred Casale

BUYER SIGNATURE

1/29/14

DATE

BUYER CONTACT INFORMATION

(Enter information for the buyer. Note: If buyer is LLC, society, association, corporation, joint stock company, estate or entity that is not an individual agent or fiduciary, then a name and contact information of an individual responsible party who can answer questions regarding the transfer must be entered. Type or print clearly.)

Casale

Fred

* LAST NAME

FIRST NAME

(207)

761-8554

* AREA CODE

* TELEPHONE NUMBER (See Remarks)

* STREET NUMBER

P. O. Box 9540

* STREET NAME

Portland

ME

04112

* CITY OR TOWN

* STATE

* ZIP CODE

BUYER'S ATTORNEY

Gartland

Michael G.

* LAST NAME

FIRST NAME

(645)

454-1110

* AREA CODE

* TELEPHONE NUMBER (See Remarks)